

December 15, 2010

**ITEM NO. B5**

**AUTHORIZATION TO EXECUTE CONTRACT WITH OAKLEY  
CONSTRUCTION COMPANY, INC. FOR UNIT RENOVATION WORK  
AT WENTWORTH ANNEX – PHASE 2 (IL2-032)**

To the Honorable Board of Commissioners:

**RECOMMENDATION**

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to execute a contract with Oakley Construction Co., Inc. in the amount of \$1,641,336.00 for unit renovation work in and around twelve (12) units at Wentworth Annex – Phase 2 (IL2-032). The work is to be performed in units located at 300 West 42<sup>nd</sup> Street, 303 West 42<sup>nd</sup> Street, 309 West 42<sup>nd</sup> Street, 317 West Root Street, 325 West Root Street, 326 West 42<sup>nd</sup> Place, 342 West 42<sup>nd</sup> Place, 346 West 43<sup>rd</sup> Street, 348 West 42<sup>nd</sup> Place, 349 West 42<sup>nd</sup> Street, 349 West Root Street, and 357 West 42<sup>nd</sup> Place in Chicago, IL. The work is to be completed by no later than one hundred eighty (180) calendar days from the date set forth in the Notice to Proceed.

**FUNDING**

General Fund

**RECOMMENDATION SUMMARY**

Specification No: 10 - 00584

Vendor: Oakley Construction Co., Inc.

7815 S. Claremont Ave.

Chicago, IL 60620

Contract Type: Construction

Contract Amount: \$1,641,336.00

Number of Vendors Solicited: 936

(including 570 MBE/WBE Firms)

Assist Agencies: 69

(including 60 Non-Minority Agencies)

Number of Pick-Ups: 79

Number of Bids Received: 8

(including 3 MBE Firms)

Contract Time: One hundred eighty (180)  
calendar days from the  
date set forth in the Notice  
to Proceed

Date Advertised:

Pre-Bid Conference:

Site Visit:

Addendum No. 1 issued:

Addendum No. 2 issued:

Addendum No. 3 issued:

Addendum No. 4 issued:

Addendum No. 5 issued:

Date Bids Opened:

Advertisement Publication(s):

August 17, 2010

August 24, 2010

August 24, 2010

August 26, 2010

September 10, 2010

September 15, 2010

September 23, 2010

September 23, 2010

October 4, 2010

Chicago Sun-Times

Chicago Defender

El Dia,

CHA Website

BuySpeed Online

**M/W/DBE Participation:**

Direct MBE 41% WBE       % DBE       %  
Indirect MBE       % WBE       % DBE       %  
Waiver No (Yes/No)

**Section 3:**

Hiring # 1 Subcontracting \$                    Other Economic Opportunities                   

**GENERAL BACKGROUND**

As part of the ongoing Plan for Transformation, the Chicago Housing Authority (“CHA”) solicited bids for general contractors to perform unit renovation work in and around twelve (12) units at Wentworth Annex. The work is to be performed in units located at 300 West 42<sup>nd</sup> Street, 303 West 42<sup>nd</sup> Street, 309 West 42<sup>nd</sup> Street, 317 West Root Street, 325 West Root Street, 326 West 42<sup>nd</sup> Place, 342 West 42<sup>nd</sup> Place, 346 West 43<sup>rd</sup> Street, 348 West 42<sup>nd</sup> Place, 349 West 42<sup>nd</sup> Street, 349 West Root Street, and 357 West 42<sup>nd</sup> Place in Chicago, IL. The work will include, but not be limited to, floor repair and replacement, wall repair and painting, kitchen cabinetry and appliance replacement, toilet fixture replacement, door and window replacement, ventilation repairs, electrical improvements as required by code, siding repair and replacement, masonry repairs, concrete walk repairs and parking pad repairs.

**PROCUREMENT HISTORY**

The CHA advertised Invitation for Bid (“IFB”) No. 10 – 00584 on August 17, 2010 for unit renovation work needed at Wentworth Annex. The IFB was advertised in the Chicago Sun-Times, the Chicago Defender, El Dia, on the CHA website and on BuySpeed Online. The Pre-bid meeting and Site Visit were held on August 24, 2010.

The CHA issued Addendum No. 1 on August 26, 2010 to add information about the new on-line compliance system to the procurement. Addendum No. 2, issued September 10, 2010, moved the bid due date from September 13, 2010 to September 23, 2010. Addendum No. 3, released September 15, 2010, responded to Requests for Information, made changes to selected technical specifications and drawings, and distributed new BF pages, updated Davis–Bacon wage reports and environmental reports. Addendum No. 4, issued on September 23, 2010, moved the bid due date from September 23, 2010 to October 4, 2010. Addendum No. 5 was also released September 23, 2010 to answer additional Requests for Information.

The CHA received and opened eight (8) bids on October 4, 2010.

After reviewing the bid submittal materials, the Department of Procurement and Contracts and the Capital Construction Department held pre-award survey meetings with the apparent lowest bidder, Oakley Construction Co., Inc. (“Oakley”), and the second lowest bidder. Both firms responded to questions on the thoroughness of their bids, the amount of the work they planned to self-perform, and their capacity to perform this work.

Having completed its review of the submitted bid materials and its responses at the pre-award survey meeting, the Department of Procurement and Contracts has determined that Oakley is the lowest responsive and responsible bidder.

Based on the foregoing, it is in the CHA's best interest for the Board of Commissioners to authorize the Chief Executive Officer or his designee to execute a contract with Oakley Construction Co., Inc. in the amount of \$1,641,336.00 for unit renovation work in and around twelve (12) units at Wentworth Annex – Phase 2 (IL2-032). The work is to be performed in units located at 300 West 42<sup>nd</sup> Street, 303 West 42<sup>nd</sup> Street, 309 West 42<sup>nd</sup> Street, 317 West Root Street, 325 West Root Street, 326 West 42<sup>nd</sup> Place, 342 West 42<sup>nd</sup> Place, 346 West 43<sup>rd</sup> Street, 348 West 42<sup>nd</sup> Place, 349 West 42<sup>nd</sup> Street, 349 West Root Street, and 357 West 42<sup>nd</sup> Place in Chicago, IL. The work is to be completed by no later than one hundred eighty (180) calendar days from the date set forth in the Notice to Proceed.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**RESOLUTION NO. 2010-CHA-168**

**WHEREAS**, the Board of Commissioners has reviewed the Board Letter dated December 15, 2010, entitled “AUTHORIZATION TO EXECUTE CONTRACT WITH OAKLEY CONSTRUCTION COMPANY, INC. FOR UNIT RENOVATION WORK AT WENTWORTH ANNEX – PHASE 2 (IL2-032)”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute a contract with Oakley Construction Co., Inc. in the amount of \$1,641,336.00 for unit renovation work in and around twelve (12) units at Wentworth Annex – Phase 2 (IL2-032). The work is to be performed in units located at 300 West 42<sup>nd</sup> Street, 303 West 42<sup>nd</sup> Street, 309 West 42<sup>nd</sup> Street, 317 West Root Street, 325 West Root Street, 326 West 42<sup>nd</sup> Place, 342 West 42<sup>nd</sup> Place, 346 West 43<sup>rd</sup> Street, 348 West 42<sup>nd</sup> Place, 349 West 42<sup>nd</sup> Street, 349 West Root Street, and 357 West 42<sup>nd</sup> Place in Chicago, IL. The work is to be completed by no later than one hundred eighty (180) calendar days from the date set forth in the Notice to Proceed.

This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

